



**Town of Arlington, Massachusetts**  
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## **01/16/2014 Meeting Notes**

Arlington Master Plan Advisory Committee

Central School, Main Room - 7:00PM

Notes: January 16, 2014

Approved: February 6, 2014

Members present: Ann LeRoyer, Charles Kalauskas, Bob Radochia; quorum was not present at the meeting.  
Members absent: Monica Tibbits-Nutt, Eric Bourassa, Greg Bowe, Pam Heidell, Sheri Baron, Pam Heidell, Harris Band, Joe Barr.

Also present: Judi Barrett (RKG) and David Gambel (consultant); Joe Curro (BoS); Carol Kowalski, Laura Wiener, Ted Fields, and Joey Glushko of the Planning Dept.; 25-30 residents of the Town were also present – sign-up sheets are available for revue.

The meeting was called to order by Charlie Kalauskas at 7:08 pm. Carol Kowalski greeted attendees and introduced Committee members, presenters, and selected attendees.

Because a quorum of the Committee was not in attendance, minutes of January 9, 2014 were not reviewed.

Judi Barrett presented material of the Land Use Working Paper; material was drawn from the earlier baseline study, as well as consultant data collection. David Gambel supplemented the work of Judi Barrett, with images/discussion of density, urban design, and town appearance. Both presenters highlighted opportunities which could be further developed in the master plan.

A Question/Answer period followed the presentation. Here are highlights of public comments from this part of the meeting:

- a. concern for tear downs of modest single-family housing and construction of larger, towering residential developments
- b. observation that density could be increased along the Mass. Ave. corridor
- c. ground floor use in buildings should be dedicated to commercial uses
- d. concern for possible loss of unique service establishments which the community enjoys
- e. attention to "vistas" from – views and images of the town; in particular, development has blocked Mass. Ave. vistas of Spy Pond area at the Walgreen's location; can redevelopment encourage better park-like addition to neighborhoods, views for the community?
- f. can there be stronger "codes" for building/re-development in existing neighborhoods to complement what already exists?
- g. can the historic streetscape be maintained; sidewalks of white concrete vs. use of brick?
- h. Observation that land use along Mass. Ave. corridor does not match zoning

Carol Kowalski observed that issues of "zoning" arose – what it is and does, how it is created or changed, etc. and she announced that in February she would have a public presentation to focus on this topic.

Comments and discussion ended at 9:12 PM, and the meeting adjourned.

Minutes submitted by Joey Glushko